

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- January 12, 1966

Appeal #8539 Ralph D. Cohn, Appellant.

The Zoning Administrator District of Columbia, Appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on January 18, 1966.

DATE OF ORDER -- February 16, 1966

ORDERED:

That the appeal for a variance of the FAR requirements of R-5-A District to permit erection of an apartment building with an FAR of 1.02 at 4836 Fort Totten Drive, NE., Parcel 124/120, Square 3689, be partially granted.

From the records and evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot is located in a R-5-A District approximately 70 feet x 300 feet with a 30 foot drop from front to rear.

(2) The front of the proposed building has an excavated area above grade that can not be used.

OPINION:

Due to problems created by the irregular shape and topography, the Board feels a 1.02 FAR is not justified. However, the Board will increase the permissible FAR of 0.9 by 0.07, thus giving appellant a 0.97 FAR.